

Fact Sheet

Thomas S. Foley U.S. Courthouse



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Property Manager: Paul Zambon

The Thomas S. Foley U.S. Courthouse, located in the heart of downtown Spokane, Washington, is the largest federal building in Northeastern Washington. Built in 1967, it continues to serve its original purpose as a combined courthouse and federal building. The Courthouse shares common property with the Spokane Federal Building and U.S. Post Office. They are linked architecturally with a walkway that connects between the second floors of each building. The major tenants are the U.S. Courts, the U.S. Attorney's Office, the U.S. Marshal's Service, and the Internal Revenue Service.

In 2001, the building was named after Thomas S. Foley, 57th speaker of the U.S. House of representatives from 1989-1995. He represented Washington' State's 5th congressional district for 30 years as a Democratic member from 1965 to 1995.

GSA began a major modernization of the Courthouse in 2010, turning the aged structure into an economically and operationally efficient high-performance green building. The project included replacement and upgrades to building systems (electrical, heating and air conditioning, and lighting) and improvements to courthouse security. The goal was to reduce the energy use by approximately 30 percent. The current energy usage is approximately 65,000 BTU/square foot/year; the target is 41,520 BTU/square foot/year.

The modernization's green features include:

- Replaced existing steam boilers with high-efficiency heating water boilers.
- Replaced air handling equipment with state-of-the-art high-efficiency units that will be controlled by variable speed drives, providing only the amount of air actually required for the building.
- Replaced the Building Automation System (controls) with new state-of-the-art equipment.
- Relit 90 percent of the building with high-efficiency lamps/ballasts.
- Installed occupancy sensors, daylighting, and lighting control systems to reduce energy use.
- Strives to decrease the amount of energy used by more than 30 percent.

The modernization, done by Lydig Construction Inc. of Spokane, and McKinstry of Seattle, was completed in July 2012 with the majority of the work completed while the building was 100 percent occupied. GSA aims to achieve a LEED Existing Building Operation and Maintenance rating of Silver with Gold attainable.